

# \$725,000 - 5 Bridle Estates Road Sw, Calgary

MLS® #A2216756

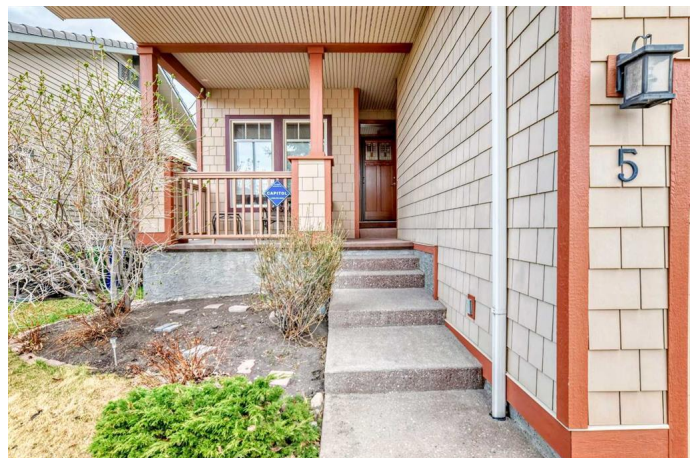
**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Welcome to Bridle Estates—one of Calgary’s premier 55+ adult communities. From the moment you arrive, you'll be drawn in by the home’s charming curb appeal, featuring a covered front porch and a double attached garage. Inside, a wide foyer opens into a bright, open-concept layout highlighted by a striking three-sided fireplace and large south-facing windows that flood the space with natural light. The main level showcases rich hardwood floors and a thoughtfully designed floor plan that includes a formal dining room, a dedicated home office, and a spacious living room. The kitchen is equipped with stainless steel appliances, ample cabinetry, and generous countertop space perfect for everyday cooking and entertaining. A cozy breakfast nook leads to the large deck overlooking a sunny south-facing backyard. Also on the main floor is a spacious primary bedroom with a walk-in closet and 4-piece ensuite, a convenient laundry room, and a 2-piece powder room. The fully finished walkout basement offers even more living space with two large bedrooms, a luxurious 5-piece bathroom with jetted tub, and a bright family room with a second gas fireplace. Step outside to a private lower patio, an ideal retreat for relaxation. Additional features include ample storage, underground irrigation, and approximately 2,350 sq. ft. of developed living space. Bridle Estates is a quiet, well-maintained community offering green spaces, a clubhouse, and walking paths. A low



HOA fee (\$170/month) covers landscaping and snow removal, ensuring a truly maintenance-free lifestyle. Conveniently located near transit, shopping, dining, and just minutes from Spruce Meadows with easy access to Stoney Trail. Don't miss your opportunity to enjoy vibrant, carefree living in a beautifully appointed home.

Built in 2005

### **Essential Information**

MLS® #	A2216756
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	5 Bridle Estates Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5A8

### **Amenities**

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bar, Wood Windows, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Entrance, Family Room, Mantle, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Low Maintenance Landscape
Roof	Concrete
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	44
Zoning	R-G
HOA Fees	170
HOA Fees Freq.	MON

## Listing Details

Listing Office	MaxWell Canyon Creek
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